



January 4, 2024

Re: Town of Timnath Impact Fee Adjustment

To whom it concerns,

Over the past year, the Town of Timnath has been evaluating development impact fees. The Town has engaged BBC Research and Consulting to complete a fee study to evaluate impact fees in relation to the expansion of public infrastructure. This study, presented to Town Council at a work session on December 12, 2023 and then finalized, is attached for your reference.

The recommendations that will be taken to Town Council will change the total impact fee per residential dwelling unit from \$7,691 to \$12,741, a difference of \$5,050. The change for non-residential (per 1,000 square feet) will be reduced from \$5,952 to \$5,812, for both retail and office/industrial.

The Boxelder Floodplain fee, Park Land Dedication cash in lieu, Poudre School cash in lieu, and Poudre Fire assessments are unchanged with this impact fee adjustment.

The attached fee study will be considered for adoption by the Timnath Town Council at a public hearing planned for February 13th, 2024, at the Council meeting starting at 6:00 PM at 4750 Signal Tree Drive, Timnath, Colorado. Upon adoption, Town Staff is recommending that the implementation be delayed until September 2nd, 2024, to allow time for projects to plan for the coming adjustment.

Please review and should you have any written comments feel free to send them to me no later than Monday, February 5, 2024, for inclusion in the materials for the Town Council. You may also attend the public hearing on February 13th to present your comments to the Town Council directly.

Sincerely,

Matthew J. Blakely, RLA, LEED AP
Community Development Director
(contracted)

Attachment:

Town of Timnath Impact Fee Study
November 29, 2023
BBC Research & Consulting



CC:

Aaron Adams, Town Manager
Lisa Gagliardi, Finance Director
Bonnie Dennis, Senior Accountant
Justin Stone, Public Works Director
Tom Casal, Parks and Recreation Director
Don Taranto, TST, Inc. Consulting Engineers
Russ Weber, Town Building Official, SAFEbuilt
Kevin Koelbel, Senior Planner
Sarah Waggoner, Town Building Permit Technician